

Glenmore Road, Brixham, TQ5 9BT



A real hidden Gem! Don't be deceived by a roadside glance, this **TWO BEDROOM MAISONETTE** has been superbly presented throughout and benefits from off road parking. The property is only a 5 minute walk away from Brixham's town and harbour, with a 17 minute walk leading you to a local beach. The real feature of this property is the spectacular, open plan kitchen / dining / living room, fitted with a modern kitchen complete with built in appliances and breakfast bar. The lounge area is complete with an ornate cast iron fireplace and exposed wooden floorboards. There are two bedrooms, one on the top floor with a dormer window and one on the entrance floor complete with en-suite. The modern well finished shower room completes the internal accommodation. Internal viewing is a real must.

Offers in Excess of £225,000 Leasehold

ENTRANCE LOBBY

Upvc front door. Coat hooks. Inner door to entrance hall.

BEDROOM 1 13' 3" x 12' 6" narrowing to 9'5"

(4.04m x 3.81m) Window. Radiator. Space for washing machine and tumble dryer. Door to en-suite.

EN-SUITE W.C

Close coupled W.C. Wall hung basin. Worcester combi boiler, heating system fitted November 2022.

SHOWER ROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Walk in shower with rainfall shower head. Basin on gloss grey vanity unit. Close coupled W.C. Heated towel rail. Skylight.

KITCHEN / DINING / LIVING ROOM 23' 8" x 17' 0" (7.21m x 5.18m) OVERALL

What a room! The real feature of the property.

KITCHEN

Axstad two tone kitchen units with thick walnut veneer worktops and tiled splash backs. Four ring induction hob with cooker hood over. Neff electric double oven. Breakfast bar. One and a quarter bowl ceramic sink with drainer in solid wood worktop. Space for dishwasher. Freestanding fridge freezer. Radiator. Sky light. Extractor fan.

LOUNGE

Large lounge with ample space for living room furniture. Ornate cast iron fireplace with wooden surround and mantle. Two traditional radiators. Under stairs cupboard. Two windows. Exposed wooden floorboards. Electrical consumer unit fitted 2023 and electric meter located beside chimney breast.

FIRST FLOOR - BEDROOM 2 15' 11" x 12' 8"

(4.85m x 3.86m) Spacious double room with dormer window to front and window to rear. Built in clothes rails and storage. Radiator.

OUTSIDE - DRIVEWAY

Parking accessed off Glenmore Road. Residence only parking permit required for street parking.

LEASE

We understand that the property is held on a 199 year lease from December 1976. Maintenance is split 50/50 with the property below. Peppercorn ground rent. Holiday letting is permitted. Long term letting is permitted. Pets allowed.

COUNCIL TAX BAND: A

ENERGY PERFORMANCE RATING: D

ENTRANCE FLOOR
60.3 sq.m. (649 sq.ft.) approx.



1ST FLOOR
19.0 sq.m. (205 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B001823 Written by: Bill Bye